

Scott Morrison
152 Winter Hill Road
Holden, MA 01520
(508) 328-5935
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January 17, 2022

Grafton Zoning Board of Appeals
Municipal Center
30 Providence Road
Grafton, MA 01519

Re: 45 Creeper Hill Road (easement on #43), Grafton
Applicant: Scott Morrison

RECEIVED TOWN CLERK
GRAFTON, MA
2022 JAN 18 PM 2:21

Dear Zoning Members:

Attached please find a revised site plan, which was revised to provide the correct Zoning information as noted at the previous Zoning Board of Appeals meeting. In addition, this letter serves to clarify the variance request after speaking with the Zoning Enforcement Agent following the last meeting. The variance request is for section 3.3.4.3 of the Zoning regulations which states:

"3.3.3.4 Not less than ten (10) feet from the property line around the perimeter of the property, or the minimum setback, whichever is less, must be stabilized with vegetation, landscaping, or plant materials excepting only cuts through the stabilized border for walkways and entrances and exits, or as permitted through the issuance of a special permit for a common driveway pursuant to Section 5.9, as permitted through the issuance of a flexible development special permit pursuant to Section 5.3, or as required to provide access to public facilities for water, sewer, stormwater or recreation purposes (T. M. 5/9/16)"

The original application indicated that relief from having a driveway within 10-feet of the property line is requested. However, based upon the conversation with the Zoning Enforcement Officer the variance request is required because the lot access layout, which utilizes the easement to avoid steep slopes, poor soils (i.e. wetlands) prevents a ten (10) foot perimeter of stabilized area with vegetation, landscaping or plant material. The proposed driveway is 12-feet wide and centered within the easement allowing for 8-feet of vegetated area along the property line. Given the shape of the lot and configuration, it prevents the driveway from crossing the lot line at a perpendicular angle, the area available for stabilization is reduced where the driveway enters and exists the easement. In conclusion, this variance application seeks relief from the 10-foot stabilized vegetated buffer for a section of the driveway.

I look forward to meeting with the Board regarding this project. If you have any questions, please feel free to contact me at any time.

Sincerely,



Scott M. Morrison

17/E/GraftonCreeperHill45ZBALetter3

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EXISTING SITE IS WOODED
PROPOSED LIMIT OF CLEARING IS EROSION CONTROL BARRIER OR LIMIT OF GRADING

EXISTING AREA WITHIN 100-INNER RIPARIAN ZONE: 51,301 S.F.
EXISTING AREA WITHIN THE 200-OUTER RIPARIAN ZONE: 27,315 S.F.

PROPOSED DISTURBANCE WITHIN 100-INNER RIPARIAN ZONE: 0 S.F.
PROPOSED DISTURBANCE WITHIN 200-OUTER RIPARIAN ZONE: 10,745 S.F.

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TOWN OF GRAFTON ZONING
ZONE - LOW DENSITY RESIDENTIAL - R40
AREA - 40,000 S.F.
FRONTAGE - 140'
FRONT - 30 FT.
SIDE - 15 FT.
REAR - 15 FT.

DIG-SAFE



PHONE # 877-344-7233

JEREMY S.
CROTEAU, P.L.S.
PROFESSIONAL
LAND SURVEYOR
M.A.L.C. NO. 4472

NO.	DATE	REVISION
3	1/11/22	REVISED PER ZONING INFO
2	11/4/21	REVISED PER COMMENTS
1	10/25/21	REVISED FLOOD STORAGE - ADDED LIMIT OF WORK

NORTH

W
N
E



806-766-8888
806-341-2127
TELEPHONE RECORDS
MAINTENANCE DIVISION

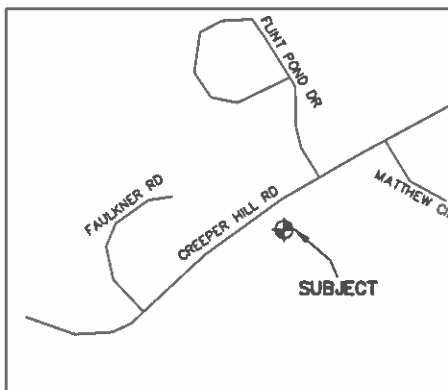
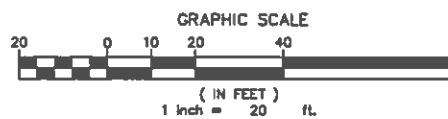
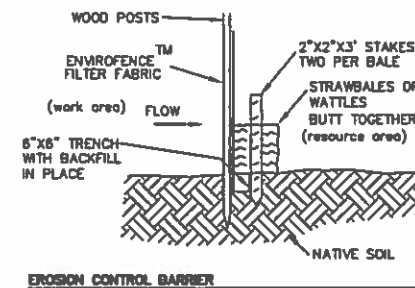


CLIENT:
SCOTT MORRISON
152 WATER HILL ROAD
HOLDEN, MA 01520

SITE PLAN
SITE ADDRESS:
45 CREEPER HILL ROAD
GRAFTON, MA

DRAWN BY: JDD
CK'D BY: JDD
DATE: 9-27-2021
PROJECT #: 21-235

REV #:
3
SCALE: 1"=20'
DWG. NO.: S-1



LOT LOCUS
SCALE: 1"=1000'

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SYMBOL KEY

STONE WALL	-----
BOUND	-----
IRON PIPE	-----
DRILL HOLE	-----
UTILITY POLE	-----
WELL	-----
TEST PIT	-----
PERC TEST	-----
BENCH MARK	-----